

Colorado Parks and Wildlife
Boedecker Reservoir State Wildlife Area

Larimer County

551 acres

Two miles west of Loveland, one-half mile
south of First Street and Larimer County
Road 21.

Action Required

Recommend support for the lease extension for the property included in the Boedecker SWA (\$320,000 CF for 551 acres).

Questions and Responses

None.

Capital Development Committee

October, 2020 Property Transaction Proposal

Department of Natural Resources *Division of Parks and Wildlife*

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to renew the lease for an additional 10 years.
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General Information	
Name	Boedecker Reservoir SWA – Consolidated Home Supply Ditch and Reservoir Company
Number of acres	551
Location	Two miles west of Loveland on First Street, and then one half mile south on Larimer County Road 21.
County	Larimer

Costs / Source of Funding			
Purchase Price	\$320,000.00 total lease cost over ten years	Funding Source	Wildlife Cash Fund
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	FY 2020-21	
	Line Item	Wildlife Operations Line Item under the Division Operations Group in the Long Bill	
	Appropriation	\$86,488,207	
	Remaining Unexpended Balance	\$86,488,207	
Annual Monitoring and Operation Costs	\$2,000.00	Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill	
Development Costs	\$0.00	N/A	

Summary of Proposal:

This property has been leased by CPW since 1990. Boedecker Reservoir State Wildlife Area (SWA) is a popular reservoir providing public access for fishing, hunting dove and waterfowl, and wakeless boating. Amenities include a boat ramp, primitive restrooms, hiking trails and ice fishing. In recent years the lake has been stocked with White Bass, Channel Catfish, Black Crappie and Saugeye. CPW would like to renew this lease for a ten year term.

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second

map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Attachments:

- Photos
- Map
- Concurrence letters



COLORADO
Parks and Wildlife
Department of Natural Resources

Boedecker SWA
Consolidated Home Supply Ditch and Reservoir Company
Lease Renewal
Project # 19-068
Larimer County



Photo 1 - Boedecker Reservoir



COLORADO
Parks and Wildlife
Department of Natural Resources

Boedecker SWA
Consolidated Home Supply Ditch and Reservoir Company
Lease Renewal
Project # 19-068
Larimer County



Photo 2 - Boedecker Reservoir



COLORADO
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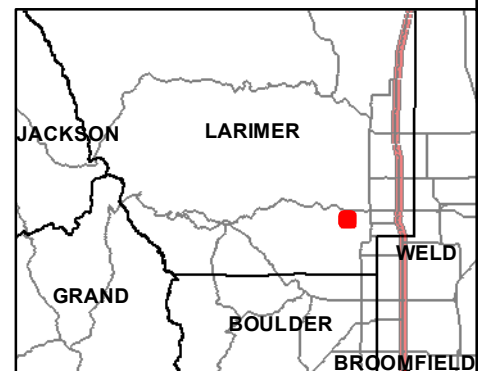
Photo 3 - Boedecker Reservoir



Parks & Wildlife Commission 9/2/2020
Boedecker Reservoir SWA
Consolidated Home Supply Ditch
& Reservoir Co. Lease Renewal # 19-068-NE
Larimer County

 Boedecker Reservoir SWA

0 0.125 0.25 0.5
 Miles





COLORADO

Parks and Wildlife

Department of Natural Resources

Lon Hagler State Wildlife Area
4207 W County Road 16E
Loveland, CO 80537
P 970.472.4460

August 1, 2020

Larimer County Board of Commissioners
200 West Oak, Suite 2200
Fort Collins, CO 80521
970.498.7010
bocc@larimer.org

RE: CPW Surface Rights Lease Agreement

I am writing to request your support for the renewal of Colorado Parks and Wildlife's (CPW) lease of Boedecker Reservoir from Home Supply Ditch and Reservoir Company (Home Supply). CPW will be presenting to the Capital Development Committee in the near future. The terms of the lease renewal have been negotiated between CPW and Home Supply.

The property has been leased by CPW since 1990 and managed as Boedecker State Wildlife Area. It is currently opened to the public for wakeless boating, fishing, and small game and waterfowl hunting. It is an important local property for anglers especially, providing public access in close proximity to the Loveland area. The lease renewal would ensure public access to the property into the future for local anglers, hunters, and wildlife watchers.

Colorado Parks and Wildlife respectfully requests your support in the lease renewal of this property. If you either support, or do not object to this lease, please sign at the bottom of this letter and return to me at your earliest convenience. You may either send by mail to the address listed above or email to me at jason.duetsch@state.co.us.

Sincerely,

Jason Duetsch
Area Wildlife Manager

We support/do not object to this proposal.

Larimer County Board of Commissioners

Date: Sept. 8, 2020





COLORADO

Parks and Wildlife

Department of Natural Resources

Lon Hagler State Wildlife Area
4207 W County Road 16E
Loveland, CO 80537
P 970.472.4460

September 1, 2020

Representative Hugh McKean
200 E. Colfax
Room 307
Denver, CO 20803

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Sincerely,

Jason Duetsch
Area Wildlife Manager

We support/do not object to this proposal.



Rep. Hugh McKean

Date: 9/3/, 2020

